

# CITY of SAN BUENAVENTURA

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## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	101,500
Annual Single-Family Units Permitted (1996-98, Avg.):	108
Annual Multi-Family Units Permitted (1996-98, Avg.):	6
Total Annual Residential Units Permitted (1996-98, Avg.):	114

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N	-	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	N
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	N
<input type="checkbox"/> Y	N	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	Y
<input type="checkbox"/> Y	N	<input type="checkbox"/> Y	N
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-
<input type="checkbox"/> Y	Y	<input type="checkbox"/> N	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: All fees may be waived  
or reduced by council action.

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

**v. Nexus Reports**

- Resolution #88-44 (1988) - traffic mitigation fee
- Resolution #86-152 (1986) - service area park mitigation fee
- Ordinance Code Section 1594 (1999) - park and recreation facilities fee
- Ordinance Code Section 15104 (1999) - general capital improvements fee
- Ordinance Code Section 4581.1 (1999) - water development charge
- Ordinance Code Section 4653 (1999) - sewer impact fee
- Resolution #83-33 (1983) - park land dedication/in-lieu fees (Quimby)

**B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL**

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Subdivision in this Jurisdiction:** Foothill @ Victoria  
Eastern Ventura
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration<sup>1</sup>
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; no private open space requirement
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, flood plain, drainage basin, traffic, sound

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.30
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	216,850
Total Valuation per 25 Unit Subdivision Model	5,421,250

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,400
Zone Change Application Fee <sup>2</sup>	flat		1,200
Planned Unit Development Fee	flat		3,400
Tentative Map Fee	flat		3,200
Final Map Fee	1850 flat + 30/lot		2,600
Design Review Fee	flat		380
Negative Declaration Fee	flat		765
<b>Subtotal Planning Fees</b>			<b>15,945</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,404	35,100
Building Plan Check Fee	65% of Bldg Permit Fee @ 913/unit		22,815
Building Permit Issuance Fee	25/permit	25	625
Fire Department Sprinkler Plan Check Fee	3 @ (135 flat + 2500 sf @ 0.05/sf)/model		675

Fire Department Sprinkler Permit Fee	25/permit	25	625
Engineering Improve. Plan Chk & Inspect. Fee	5.5% of improvement val'n (500,000)		27,500
Grading Plan Check Fee	flat		450
Grading Permit Fee	schedule based on CY		540
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 91.30/unit		2,283
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 140.40/unit		3,510
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.69	542
Copy Fees	30 @ 0.75/page		23
Recording Fees	5/record	5	125
Elect., Plumb., Mech. Permit Issuance Fee	flat per unit	30	750
Electrical Permit Fee (Garage)	400 @ 0.038/sf	15.20	380
Electrical Permit Fee (Living Area))	per fixture count	147	3,675
Plumbing Permit Fee	per fixture count	176	4,400
Mechanical Permit Fee	per fixture count	90	2,250
Deposit of Material in the Right-of-Way	flat		45
Street Use Permit Fee	90/year		90
City - Sewer Lateral Installation Fee <sup>3</sup>	13 @ 45/lateral		585
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>94,665</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water and Fireline Connection Fee <sup>4</sup>	flat per unit	2,800	70,000
City - Water Impact Fee <sup>4</sup>	920/meter	920	23,000
City - Sewer Impact Fee <sup>4</sup>	flat per unit	1,619	40,475
City - General Capital Improvements Fee <sup>4</sup>	651 flat + (2bdrms @ 63/bdrm over 2) @ 777/unit		19,425
City - Traffic Mitigation Fee <sup>4</sup>	flat per unit	5,245	131,125
Ventura Co. Fld Control - Drainage Impact Fee	600/lot	600	15,000
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Gas Connection Fee	flat per unit	25	625
Ventura USD - School Impact Fee	1.84/sf	4,600	115,000
City - Park and Recreation Facilities Fee	based on # of bdrms	1,147	28,675
City - Service Area Park Mitigation Fee	flat per unit	610	15,250
City - Quimby Fees <sup>5</sup>	based on Quimby cal'c	1,541	38,531
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>497,356</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>607,966</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>24,319</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

- i. Project Typical for Jurisdiction?** Yes
- ii. Expected Location of New Infill Unit in this Jurisdiction:** Pierpont Blvd.  
Beach/Coastal Ventura
- iii. Expected Environmental Assessment Determination:** Categorical Exemption

**iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway,
-Typical Reporting:	-soils, drainage basin

**v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	83.30
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Model	216,850

**vi. Planning Fees:**

Type / Fee Calculation	Per Unit	Fee Amount
None		0
<b>Subtotal Planning Fees</b>		<b>0</b>

**vii. Plan Check, Permit & Inspection Fees**

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,404
Building Plan Check Fee	65% of Bldg Permit Fee @ 913/unit	913
Building Permit Issuance Fee	25/permit	25
Fire Department Sprinkler Plan Check Fee	135 flat + 2500 sf @ 0.05/sf	225
Fire Department Sprinkler Permit Fee	25/permit	25
Grading Plan Check Fee	flat	450
Grading Permit Fee	schedule based on CY	300
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 91.30/unit	91
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 140.40/unit	140
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.69
Copy Fees	15 @ 0.75/page	11
Recording Fees	5/record	5
Elect., Plumb., Mech. Permit Issuance Fee	flat per unit	30
Electrical Permit Fee (Garage)	400 @ 0.038/sf	15.20
Electrical Permit Fee (Living Area))	per fixture count	147
Plumbing Permit Fee	per fixture count	176
Mechanical Permit Fee	per fixture count	90
Deposit of Material in the Right-of-Way	flat	45
Street Use Permit Fee	90/year	90
City - Sewer Lateral Installation Fee <sup>3</sup>	45/lateral	45
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>		<b>4,249</b>

**viii. Infrastructure, Impact & District Fees**

Type / Fee Calculation	Per Unit	Fee Amount
City - Water and Fireline Connection Fee	flat per unit	2,800
City - Water Impact Fee	920/meter	920
City - Sewer Impact Fee	flat per unit	1,619
City - General Capital Improvements Fee	651 flat + (2bdrms @ 63/bdrm over 2) @ 777/unit	777
City - Traffic Mitigation Fee	flat per unit	5,245
Ventura Co. Fld Control - Drainage Impact Fee	600/lot	600
Edison - Electrical Connection Fee	flat per unit	10
SoCal Gas - Gas Connection Fee	flat per unit	25
Ventura USD - School Impact Fee	1.84/sf	4,600
City - Park and Recreation Facilities Fee	based on # of bdrms	1,147
City - Service Area Park Mitigation Fee	flat per unit	610
City - Quimby Fees <sup>5</sup>	based on Quimby cal'c	1,541
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>		<b>19,894</b>

**ix. Totals**

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**Total Fees for Single-Family Infill Unit Model** (total of subtotals above)

**24,143**

**D. 45 UNIT MULTI-FAMILY MODEL**

- i. Project Typical for Jurisdiction?** No - the development is larger than what is typically built
- ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** Santa Clara @ Garden Street  
Downtown Ventura
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration<sup>1</sup>
- iv. Typical Jurisdictional Requirements for this Model:**

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- Off-Site Improvements: -1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
  - Internal Site Improvements: -dedication of streets, alleys, and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
  - Common Amenities / Open Space: <sup>6</sup> -150 sq. ft. of common space per unit; 80 sq. ft. of private open space per unit
  - Affordable Housing Dedication: -none required
  - Project Management Requirements: -Conditions of Approval; Management Agreement
  - Typical Reporting: -soils, flood plain, drainage basin, traffic, sound

**v. Model Valuation Information:**

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Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	74.00
Private Garage Valuation Price per Sq. Ft.	21.50
Total Valuation per Unit	78,300
Total Valuation per 45 Unit Subdivision Model	3,523,500

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		4,400
Zone Change Application Fee	flat <sup>2</sup>		1,200
Planned Unit Development Fee	flat		3,400
Design Review Fee	flat		380
Negative Declaration Fee	flat		765
<b>Subtotal Planning Fees</b>			<b>10,145</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	253.82	11,422
Building Plan Check Fee	65% of Bldg Permit Fee @ 164.98/unit		7,424
Building Permit Issuance Fee	25/permit	25	1,125
Fire Department Sprinkler Plan Check Fee	54,000sf @ 225/1st 5000sf & 0.05/add'l sf		2,675
Fire Department Sprinkler Permit Fee	6 @ 25/building		150
Engineering Improve. Plan Chk & Inspect. Fee	5.5% of improvement val'n (500,000)		27,500
Grading Plan Check Fee	flat		450
Grading Permit Fee	schedule based on CY		480
Energy Conservation Plan Check Fee	10 % of Bldg Plan Check Fee @ 16.50/unit		743
Energy Conservation Inspection Fee	10% of Bldg Permit Fee @ 25.38/unit		1,142
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.83	352
Copy Fees	30 @ 0.75/page		23
Recording Fees	6 @ 5/record/building		30
Elect., Plumb., Mech. Permit Issuance Fee	flat per unit	30	1,350
Electrical Permit Fee (Garage)	200 @ 0.038/sf	7.60	342
Electrical Permit Fee (Living Area))	1000 @ 0.056/sf	56	2,520
Plumbing Permit Fee	per fixture count	126	5,670
Mechanical Permit Fee	per fixture count	90	4,050
Deposit of Material in the Right-of-Way	flat		45
Street Use Permit Fee	90/year		90
City - Sewer Lateral Installation Fee <sup>3</sup>	19 @ 45/lateral		855
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>68,438</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Water and Fireline Connection Fee	6 @ 4300/building		25,800
City - Water Impact Fee	6 @ 4908/building		29,448
City - Water Hot Tap Connection Fee	6 @ 2800/building		16,800
City - Sewer Impact Fee	flat per unit	1,619	72,855
City - General Capital Improvements Fee	flat per unit	651	29,295
City - Traffic Mitigation Fee	flat per unit	3,145	141,525
Ventura Co. Fld Control - Drainage Impact Fee	3 @ 2400/acre		7,200
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Gas Connection Fee	flat per unit	25	1,125
Ventura USD - School Impact Fee	1.84/sf	1,840	82,800
City - Park and Recreation Facilities Fee	based on # of bdrms	505	22,725
City - Service Area Park Mitigation Fee	flat per unit	371	16,695
City - Quimby Fees <sup>5</sup>	based on Quimby cal'c	1,541	69,345
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>516,063</b>

### **ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>594,646</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>13,214</b>

**Notes:** <sup>1</sup> Depending on the area of the city a full Environmental Impact Report could be required. The developer would then be required to pay the EIR consultant fee in addition to 25% of the consultant fee to the city.

<sup>2</sup> If a Zone Change Application is accompanied by a Planned Development Permit, the Zone Change fee of \$2,400 will be reduced by 50%.

<sup>3</sup> Only applies to connections to existing sewer mains.

<sup>4</sup> This development is in a Capital Improvement Deficiency Study Area Community. This means that there could be different fees in addition to the general city capital improvement fees. Each vacant parcel has particular fees attached to it. The developer may petition the city council such that he would only pay a portion of the fees assigned to the parcel if the developer is not developing the entire parcel. The developer may also petition the city council to waive the additional general city capital improvement fees

<sup>5</sup> Based on a land valuation of \$176,145 per acre, 2.5 persons per dwelling, and 35 acres per 10,000 persons.

<sup>6</sup> Required in Downtown Planning Area only